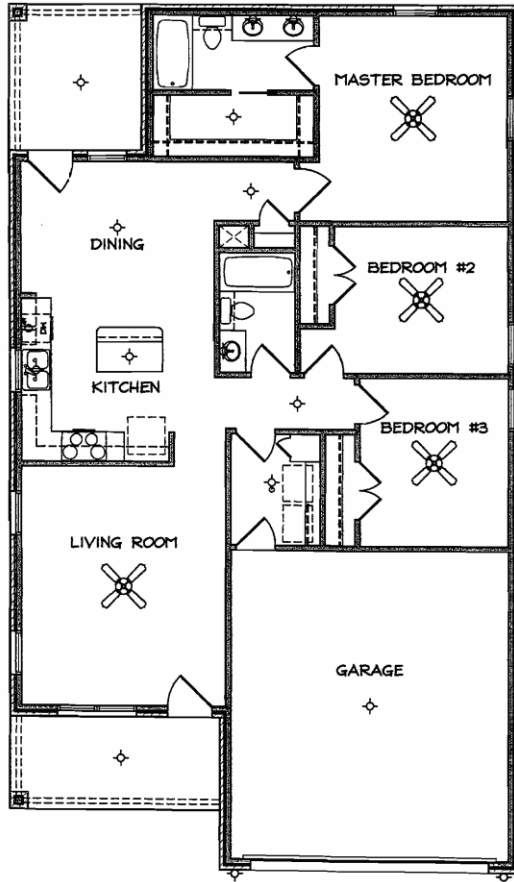




CITY OF COLLEGE STATION

1208 Phoenix, College Station Available Now!

Three Bedroom, Two Bath, Two Car Garage
1,351 Heated Square Feet
6,250 Square Foot Lot



Appraisal Value and Lowest Bid: **\$109,000**
Estimated Total Monthly Payment: **\$738.94***
Estimated Minimum Household Income: **\$25,335***

*WILL VARY. This is for illustration purposes only and is based on 30-yr note, 4.5% rate, includes principal interest, taxes, insurance, and mortgage insurance. Monthly payment depends on your lender's criteria and many other factors. Mortgage lender is selected by the buyer.

Features:

100% brick-sided exterior construction, complete perimeter gutters with downspouts and splash blocks, Rinnai tankless water heater, exterior wall sheathing

Energy Conservation Features:

- Energy Star appliances
- No VOC paints
- 14 SEER air conditioner
- Shaw Green Edge™ carpet
- Low-E windows
- Radiant barrier roof deck
- Tyvek House Wrap
- Sprayed applied cellulose insulation
- Ceiling fans in living area and all bedrooms

Maximum Allowable Income Limits

Residents in Household:	Income Limit:
1	\$32,600
2	\$37,250
3	\$41,900
4	\$46,550
5	\$50,300
6	\$54,000
7	\$57,750
8	\$61,450

This home is Good Cents certified.



Down Payment Assistance: Contact City of College Station Economic and Community Development Department, Down Payment Assistance Program:

1207 Texas Avenue
College Station, Texas 77840
(979) 764-3778

www.cstx.gov/housingassistance

Income-eligible purchasers only

